

INDEXING INSTRUCTIONS:

Lots 7 and 8 of the Estates of Southern Trails Subdivision, Phase 1, as described in Plat Book 89 at Page 24, also located in the Southeast Quarter of the Northeast Quarter of Section 16, Township 2 South, Range 6 West, DeSoto County, Mississippi.

**NON-EXCLUSIVE RIGHT OF INGRESS/EGRESS EASEMENT**

DAVID INGRAM BUILDERS, INC.,  
a Mississippi corporation

TO

CITY OF OLIVE BRANCH, MISSISSIPPI,  
a Municipal Corporation

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, DAVID INGRAM BUILDERS, INC., a Mississippi corporation, does hereby grant and convey unto the CITY OF OLIVE BRANCH, MISSISSIPPI, a Municipal Corporation, a non-exclusive easement for the purpose of ingress and egress, to perform maintenance, repair, improvement and/or replacement of the lift station serving the Estates of Southern Trails Subdivision over, through and across the land lying and being situated in DeSoto County, Mississippi described as follows, to wit:

A legal description of a 0.20, more or less, acre Ingress/Egress Easement located in the Southeast quarter of the Northeast quarter of Section 16, Township 2 South, Range 6 West, DeSoto County, Mississippi and is further described as follows:

Beginning at a fence rail found being a common corner of the herein described easement and Lot 7 of The Estates of Southern Trails Subdivision Phase 1 as per Plat Book 89, Page 24; said point lies North 39 degrees 58 minutes 29 seconds West a distance of 1637.69 feet from a p.k. nail found being the Southeast corner of the Northeast quarter of Section 16, Township 2 South, Range 6 West; thence South 87 degrees 02 minutes 53 seconds West along the common North line of Lots 7 and 8 of the aforementioned subdivision a distance of 306.98 feet to a ½ inch rebar set being a common corner of the herein described easement, Lot 8 and Lot 9 of the aforementioned subdivision; thence South 02 degrees 41 minutes 15 seconds East a distance of 28.00 feet to a point; thence North 87 degrees 02 minutes 53 seconds East a distance of 306.98 feet to a point on the East line of Lot 7; thence North 02 degrees 41 minutes 20 seconds West along the aforementioned East line of Lot 7 a distance of 28.00 feet to a fence rail found which is the True Point of Beginning, having an area of 8595.38 square feet, 0.197 acres, more or less, being subject to all code regulations and restrictions, rights of way and easements of record.

WITNESS THE SIGNATURE, this the 23<sup>rd</sup> day of March, 2006.

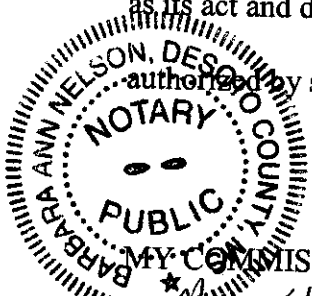
DAVID INGRAM BUILDERS, INC.,  
A Mississippi Corporation

BY: David Ingram  
David Ingram, President

STATE OF MISSISSIPPI

COUNTY OF DESOTO

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the State and County aforesaid, on this the 23<sup>rd</sup> day of March, 2006, within my jurisdiction, the within-named David Ingram, who acknowledged that he is President of David Ingram Builders, Inc., a Mississippi corporation, and that for and on behalf of the said corporation, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.



Barbara Ann Nelson  
NOTARY PUBLIC

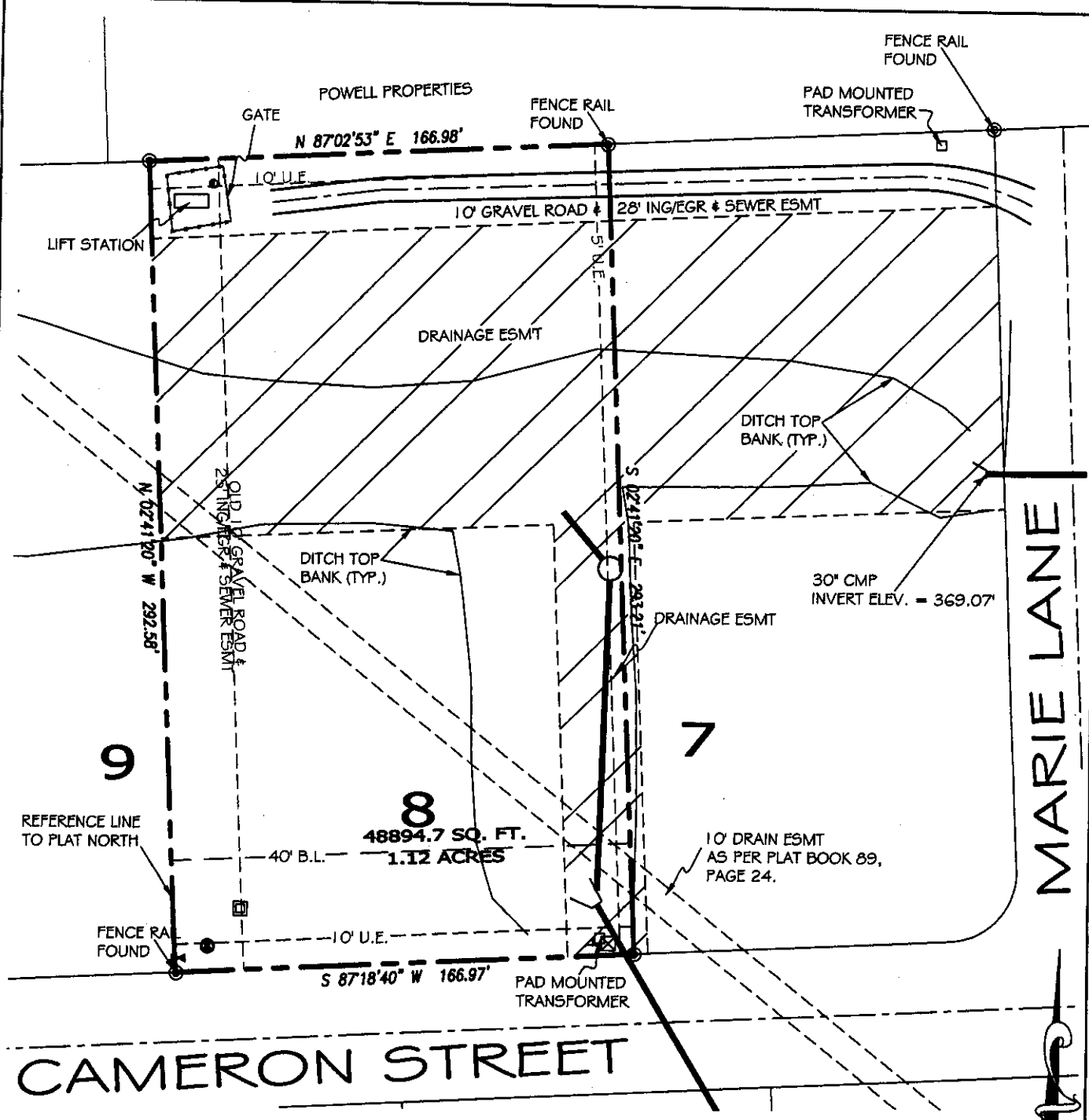
GRANTOR'S ADDRESS:

1929 Ingram Cove  
Olive Branch, MS 38654  
Bus. Phone: 662-895-1361

GRANTEES' ADDRESS:

9200 Pigeon Roost  
Olive Branch, MS 38654  
Bus. Phone: 662-892-9201

PREPARED BY AND RETURN TO: GARY P. SNYDER, Watkins Ludlam Winter & Stennis, P.A., P.O. Box 1456, Olive Branch, MS 38654, 662-895-2996.



### LEGEND

These standard symbols may appear in the drawing.

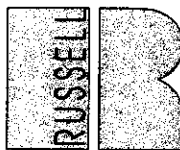
- ⊗ LIGHT POST
- ⊗ TELEPHONE RISER
- ⊗ BOLSTER POLE
- ⊗ GAS VALVE
- ⊗ SEWER CLEANOUT
- ⊗ WATER METER
- ⊗ SEWER MANHOLE
- ⊗ WATER BLOW OFF VALVE
- ⊗ ELECTRIC RISER
- ⊗ UTILITY POLE
- ⊗ CORNER MONUMENTATION
- ⊗ CABLE TV RISER
- ⊗ WATER VALVE
- ⊗ FIRE HYDRANT
- ⊗ GUY WIRE
- ⊗ SIGN
- X— IRON FENCE
- O— OVERHEAD ELECTRIC LINE

THIS SURVEY IS SUBJECT TO ALL CODES, REGULATIONS, COVENANTS, REVISIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD.

NO RECORDED EASEMENTS WERE FOUND FOR THE SUBJECT SITE.

THIS IS TO CERTIFY THAT THE HEREON SHOWN PROPERTY IS NOT LOCATED IN A H.U.D. IDENTIFIED SPECIAL FLOOD HAZARD AREA ACCORDING TO F.E.M.A. MAP NO.28033C0065 E, DATED 23 AUGUST 2000.

ALL BEARINGS ARE REFERENCED TO PLAT NORTH.



**RUSSELL & COMPANY**  
ENGINEERS SURVEYORS

6760 GOODMAN ROAD  
OLIVE BRANCH, MS 38654  
662-893-3377

EASEMENT DETAIL OF LOT #8  
ESTATES OF SOUTHERN TRAILS S/D AS PER PB. 89, PG. 24.  
OF A 1.12 ACRE PARCEL OF LAND  
LOCATED IN DESTOTO COUNTY, MISSISSIPPI  
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 6 WEST

SURVEY BY: DC  
DRAWN BY: DH

DATE: 2-24-2006  
DATE: 3-01-2006

SCALE: 1" = 40'  
CLASS "C" SURVEY